



# FREDERICK COUNTY GOVERNMENT

## BOARD OF COUNTY COMMISSIONERS

Winchester Hall, 12 East Church Street  
Frederick, Maryland 21701

BoCC@FrederickCountyMD.gov  
www.FrederickCountyMD.gov

O: 301-600-1100 F: 301-600-1849

### Commissioners

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Lori L. Depies, CPA  
*County Manager*

August 2, 2013

Letter to Montevue Residents & their Families

Dear:

On June 25, 2013, the Board of County Commissioners (Board) approved the sale of the Citizens Care and Rehabilitation Center (CCRC) and the Montevue Assisted Living (MAL) facility. Although there will be a new owner of the facilities, the level of services to the residents and the staff that provide their care will not change. This was a major factor in the Board's recent decision to select Aurora Health Management's proposal to purchase the facilities.

Unfortunately, there have been some misleading or incorrect statements made regarding the terms of the sale of the facility and Aurora Health Management's proposal, which the County has accepted. One important goal of the County was to ensure that the health care staff, which the residents have come to know and trust, remains at the facilities under the new ownership. To accomplish this, Aurora has agreed to offer equal salaries and substantially comparable benefits to ensure that the current employees can be retained and continue to care for the residents of both facilities.

The Board included other specific requirements on the sale of the facility to ensure that the residents of MAL continue to receive the care that they have been accustomed to and expected to receive in the future. These requirements are contained in the Continued Care Commitment Agreement between the County and Aurora Health Management; important aspects of which are summarized below.

- As a part of the sale of the CCRC & MAL facilities, the County has included a Continued Care Commitment Agreement that ensures that the residents of MAL will be able to continue to live at the facility as long as it is medically appropriate.
- Current MAL residents that continue to qualify for subsidized residency will continue to pay what they can afford even when the facilities transfer to the new owner.
- In the future, if it is no longer medically appropriate for residents to reside in the assisted living facility because they require skilled nursing care, Aurora will give the MAL residents preference for admission into the CCRC. This requirement in the agreement with Aurora ensures that all of the residents that are living in the MAL facility when it transfers to the new owner will be cared for the same way they are today and they will be given preferential treatment if they need skilled nursing care in CCRC.

- In addition to providing for the continued care of the existing residents of MAL, the Continued Care Commitment Agreement also allows the County to pay Aurora to accept new assisted living residents that require financial assistance, to the extent MAL beds are available and the County deems this appropriate.

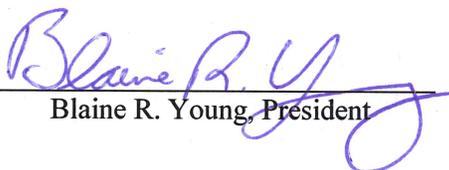
Since Fiscal Year 2000, taxpayers have subsidized over \$53 million for the operation of the CCRC & MAL facilities. The budgets for this current fiscal year of both CCRC and MAL required General Fund subsidies of \$1,678,665 and \$2,512,022, respectively. The Board determined that these subsidies cannot be sustained. The sale of the CCRC & MAL to a private company solves a serious recurring financial problem, which ultimately could have jeopardized the County's ability to provide care for the residents. It also follows the more traditional model where nursing and assisted living facilities are owned and operated by a private company that is better suited to respond to changing service, administrative and management requirements, and the needs of the residents. We believe Aurora will have the ability to provide greater resources to the facility through purchases of new equipment, facility upgrades, and additional services or levels of care, which the County simply cannot provide.

To help MAL residents better understand the County's decision to sell CCRC & MAL and what the change in ownership will mean to them we have developed the attached Q&A sheet. We will continue to keep the residents of the facility and their families informed as we transition the ownership of the facilities to Aurora Health Management.

On August 1, 2013, Aurora Health Management began managing CCRC & MAL facility. On August 21 and 22, 2013, senior staff from Aurora will be at MAL to meet with the residents and family members that may have any questions about the transition and Continued Care Commitment. If you would like to meet with someone from Aurora, please contact Lori Follmer at 301-600-3190 or Heidi Keeney at 301-600-1028 by August 12, 2013.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
OF FREDERICK COUNTY, MARYLAND

By:   
Blaine R. Young, President

BRY/MGM/hk

Enclosure

cc: Board of County Commissioners  
Lori L. Depies, CPA, County Manager  
Michael G. Marschner, Special Projects Manager  
Michael Roles, Executive Administrator, CCRC  
Diane Grove, Assisted Living Manager, MAL  
Stanley H. Snow, President, Aurora Health Management

**Montevue Assisted Living Facility  
(Questions and Answers Regarding the Transfer of Ownership)**

**Question**

How will the sale of Montevue Assisted Living (MAL) affect the residents? Will they have to move or will they be able to continue to live at Montevue? Will the cost to them increase?

**Answer**

**Montevue residents will not have to move.** The County, through a Continued Care Commitment Agreement with Aurora, will follow the same occupancy provisions contained in the current Resident Agreements. Residents that are at Montevue, when the sale of the facility is completed, will continue to receive subsidized care as long as they stay at Montevue.

**Question**

What will happen to the residents who are subsidized after the County's 4 year payments end?

**Answer**

**The subsidized residents will be allowed to stay after 4 years.** The 4 years is a payment schedule. It is not the term of the Continued Care Commitment Agreement. Aurora, through the Continued Care Commitment Agreement will ensure that the subsidized residents at Montevue, who are there when the facility is sold to Aurora, will be able to stay at Montevue until it is no longer medically appropriate for the resident.

**Question**

What will happen to a Montevue resident if they can no longer reside at Montevue because their medical condition requires a skilled nursing facility?

**Answer**

**Montevue residents will be given preference for admission to Citizens Care and Rehabilitation Center (CCRC).** At such time as it is no longer medically appropriate for a resident to reside at MAL, but they require a higher level of skilled nursing care, Aurora will give these individuals preference for admission into the CCRC skilled nursing facility.

**Question**

Will the care givers and staff at Montevue remain the same? Will new staff be hired and employed by Aurora? Will the Nutrition Services and Therapy employees remain?

**Answer**

**Aurora has agreed to retain the current health care staff.** Existing County employees will be offered new positions with Aurora. Aurora has agreed to offer equal salaries and substantially comparable benefits to ensure that the current employees can be retained and continue to care for the residents of both facilities. Aurora will review and may retain current contractual services provided by non-county staff on a case by case basis.

**Question**

What will happen if a resident temporarily goes into the hospital or a nursing home for medical care or short term rehabilitation? Will they be able to return to Montevue once their condition improves? Will they lose their residency at Montevue?

**Answer**

**Montevue residents will be able to return if they need to temporarily go in to the hospital or a nursing home.** Aurora, through the Continued Care Commitment Agreement, will follow the same “bed hold” provisions contained in current resident agreements with Montevue, which stipulates: In the event a resident is on leave of absence from the facility for hospitalization, vacation or other reasons. The facility will hold the resident’s bed for a maximum of 30 days provided the resident continues to pay at their daily rate.

**Question**

Will there still be a van/bus for transportation and outings?

**Answer**

**Yes.** The sale of the facilities includes the transfer of the van that is currently used to transport residents and for outings.

**Question**

Will the facility’s pets be allowed to remain?

**Answer**

**Yes.** To the extent possible and as permitted by regulations.